

Connells

Pattens Road
Warwick

Pattens Road
Warwick CV34 5TE

for sale offers over
£280,000







Property Description

Situated in a convenient and established residential location, this three-bedroom family home offers well-proportioned accommodation throughout and excellent potential for an aspiring or current landlord as the home is offered with a tenant in-situ.

The ground floor comprises two spacious reception rooms, providing flexible living and dining space, alongside a fitted kitchen with access to the rear garden. Upstairs, there are three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from both front and rear gardens, with off road parking to the front provided by a dropped kerb, offering outdoor space for relaxation, gardening and family enjoyment.

This is a fantastic opportunity to acquire a well-balanced home in a popular Warwick location, with local amenities, schools and transport links within easy reach.

Approach

Dropped kerb providing off road parking for up to two cars.

Entrance Hall

Stairs rising to landing.

Dining Room

Window to front elevation and carpet.

Living Room

French doors out to rear garden and carpeted flooring.

Kitchen

Fitted with a range of base and wall mounted unites with work surface over. Space and plumbing for washing machine and fridge freezer. Built in cooker with electric hob above. Window to rear elevation and access into under stairs space.

Landing

Bathroom

Tiled with a window to rear, pedestal hand wash basin and bath with shower over.

Toilet

Window to rear with low level w/c.

Bedroom 1

Window to front elevation and carpeted flooring.

Bedroom 2

Window to rear, carpeted flooring, built in store cupboard and double wardrobes.

Bedroom 3

Window to front elevation, fitted store cupboard and carpeted flooring.

Rear Garden

Mostly laid to lawn with path and shrubbery. Side access.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







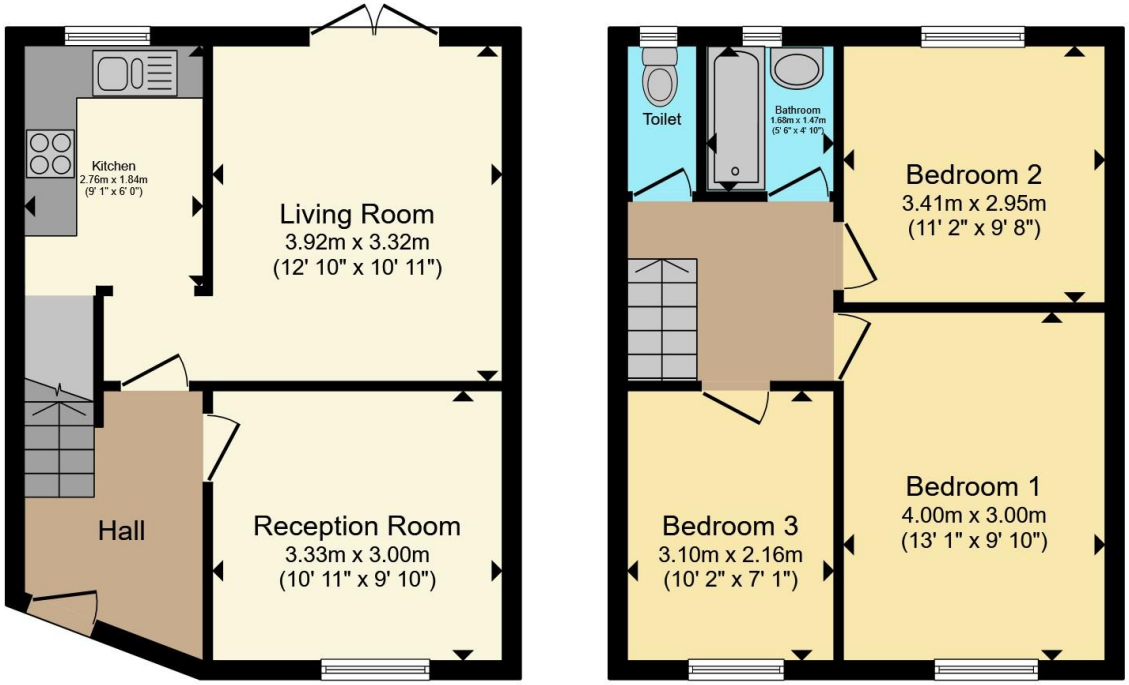







ABS





Ground Floor **First Floor**

Total floor area 76.3 m² (822 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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